

## **MEMORANDUM**

TO: Town Clerk  
Park and Recreation Department  
Public Works Department

FROM: Jeremy B. Ginsberg

DATE: December 3, 2020

SUBJECT: Special Meeting of Planning & Zoning Commission December 9, 2020

The Planning and Zoning Commission will hold a Special Meeting on Wednesday, December 9, 2020 at **8:00 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission  
Wed, Dec 9, 2020 8:00 PM (EST)

**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/710983389>

**You can also dial in using your phone.**

United States: [+1 \(872\) 240-3212](tel:+18722403212)

**Access Code:** 710-983-389

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/710983389>

Please note: While public comment will be available for the Public Hearing portion of the meeting, no public comments will be taken during the General Meeting portion of the meeting. While public comments on the application are gladly accepted at the meeting, the Commission strongly encourages the submittal of written letters and e-mails, which will allow the applicant and Commission members to receive your comments in written form ahead of the meeting. **If you wish to speak during the public hearing on the 7-Eleven application (306 Boston Post Road), please email Fred Doneit ([fdoneit@darient.gov](mailto:fdoneit@darient.gov)) ahead of the meeting to be added to the list of speakers.**

It is expected that a recording of this meeting will be available through Channel 79 within a day or two after the meeting.

This meeting might be broadcast live on TV79. Members of the public may submit written comments for the record by email to Fred Doneit ([fdoneit@darient.gov](mailto:fdoneit@darient.gov)) no later than 3pm Wednesday, December 9, 2020.

# PLANNING AND ZONING COMMISSION AGENDA

Wednesday, December 9, 2020

8:00 P.M.

via GoToMeeting

---

## PUBLIC HEARING

**Continuation of Public Hearing regarding Proposed Amendments to Darien Zoning Regulations (COZR #4-2020), Business Site Plan Application #128-B, Special Permit Application #314, 7-Eleven, Inc., 306 Boston Post Road.** Proposal to amend Sections 210, 755, 904, and 1056 of the Darien Zoning Regulations relative to Motor Vehicle Service Stations, including gas stations. The intent of the proposed Regulation amendments are to distinguish gas stations from repair shops and to modernize standards to reflect customary, accessory convenience store and food related offerings. The full text of the proposed amendment is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection, and online at [www.darienct.gov/pzcpendingapplications](http://www.darienct.gov/pzcpendingapplications).

Proposal to raze the existing Duchess Restaurant on the site and to redevelop the site as a 7-Eleven gas station with associated convenience retail and an accessory quick-service restaurant in a new 4,050+/- square foot building; and to perform related site development activities. Twelve self-service fueling positions, with an overhead canopy, would occupy the site. The 1.04+/- acre subject property is located on the south/east side of Boston Post Road, approximately 125 feet north/east of its intersection with Birch Road, and is shown on Assessor's Map #32 as Lot #9 in the Service Business (SB) Zone.

*PUBLIC HEARING OPENED ON SEPTEMBER 22, 2020*

## **GENERAL MEETING (time permitting)**

*Deliberations ONLY on the following:*

**Coastal Site Plan Review #80-A, Land Filling & Regrading Application #489, Timothy & Angela Riley, 241 Long Neck Point Road.** Proposal to construct a new single-family dwelling, install a pool and pool house, new driveway areas, and to perform related site development activities within a regulated area.

**Coastal Site Plan Review #352, Land Filling & Regrading Application #490, Michael Cling, 237 Long Neck Point Road.** Proposal to raze the existing residence, cottage, and shed on the property, and to construct a new single-family dwelling, install a new replacement pool, new driveway areas, and to perform related site development activities within a regulated area.

## **Chairman's Report**

## **Approval of Minutes**

November 10, 2020

**This is a Special Meeting, so "Other Business" cannot be considered.**

**NOTE: Next upcoming Meetings—January 5 & 12, 2021**

**ADJOURN.**